



**CITY OF MISSOURI CITY
PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **April 12, 2017, at 7:00 p.m. at: City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

- A. (1) Consider approval of the minutes of the March 8, 2017, Planning & Zoning Commission meeting.

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairman of the Planning and Zoning Commission
- (2) Planning and Zoning Commissioners

B. STAFF REPORTS

- (1) Development Services
 - a. Director
- (2) City Engineer/Director of Public Works

5. PUBLIC COMMENT

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Kaitham Subdivision

B. PUBLIC HEARING AND CONSIDERATION OF A FINAL PLAT OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 27A

Consider approval of a final plat for Sienna Village of Anderson Springs Section 27A, also being a partial replat of H.C.C.S. Campus Sienna Plantation Section 1

7. ZONING MAP AMENDMENTS

(A) PUBLIC HEARING FOR A SPECIFIC USE PERMIT

(1) Public hearing to receive comments for or against a request by Stan Winter, Jones | Carter on behalf of Fort Bend W.C. & I.D. No. 2 for an SUP, Specific Use Permit to allow for the location of a public groundwater plant (development utilities); and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located along Scanlin Road, north of the Quail Green West and Hunters Green residential subdivisions; south and east of the City of Stafford/Missouri City, city limits; and west of the Parkway Trails residential subdivision.

(2) Consideration of the approval of a final report to City Council on item 7A(1) above.

8. ZONING TEXT AMENDMENTS

None

9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

None

10. CLOSED EXECUTIVE SESSION

The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

11. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

12. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Nancy Desobry, Development Services` Department at 281-403-8541.

CERTIFICATION

I certify that a copy of the April 12, 2017, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on April 7, 2017.

Nancy Desobry
Office Manager





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: April 12, 2017

AGENDA ITEM SUBJECT: Preliminary Plat of Kaitham

AGENDA ITEM NUMBER: 6.A.(1)

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Interim Assistant Director, Development Services

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: 1700954

PROPERTY ID: 0064-00-000-2990-907 / 0064-00-000-2991-907

LOCATION: Southeast of the intersection of Fifth Street and FM 1092

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative

Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A table should be used listing the identifying letter, use, and acreage of all reserves.
 - b. The front building line must be a minimum of 30 feet in accordance with the zoning district designation for the subject property. Please revise.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. Please provide documentation that demonstrates that drainage impact fees have been paid to the City.
 - c. Signed and sealed benchmark datasheets are required
 - d. The areas designed for drainage/detention should be designated as separate reserves and restricted for drainage use only.
 - e. Cross access to adjacent lots must be provided. The cross access must be adjacent to or as close to the street frontage as possible. Please provide easements designating the location of cross access.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a preliminary plat:

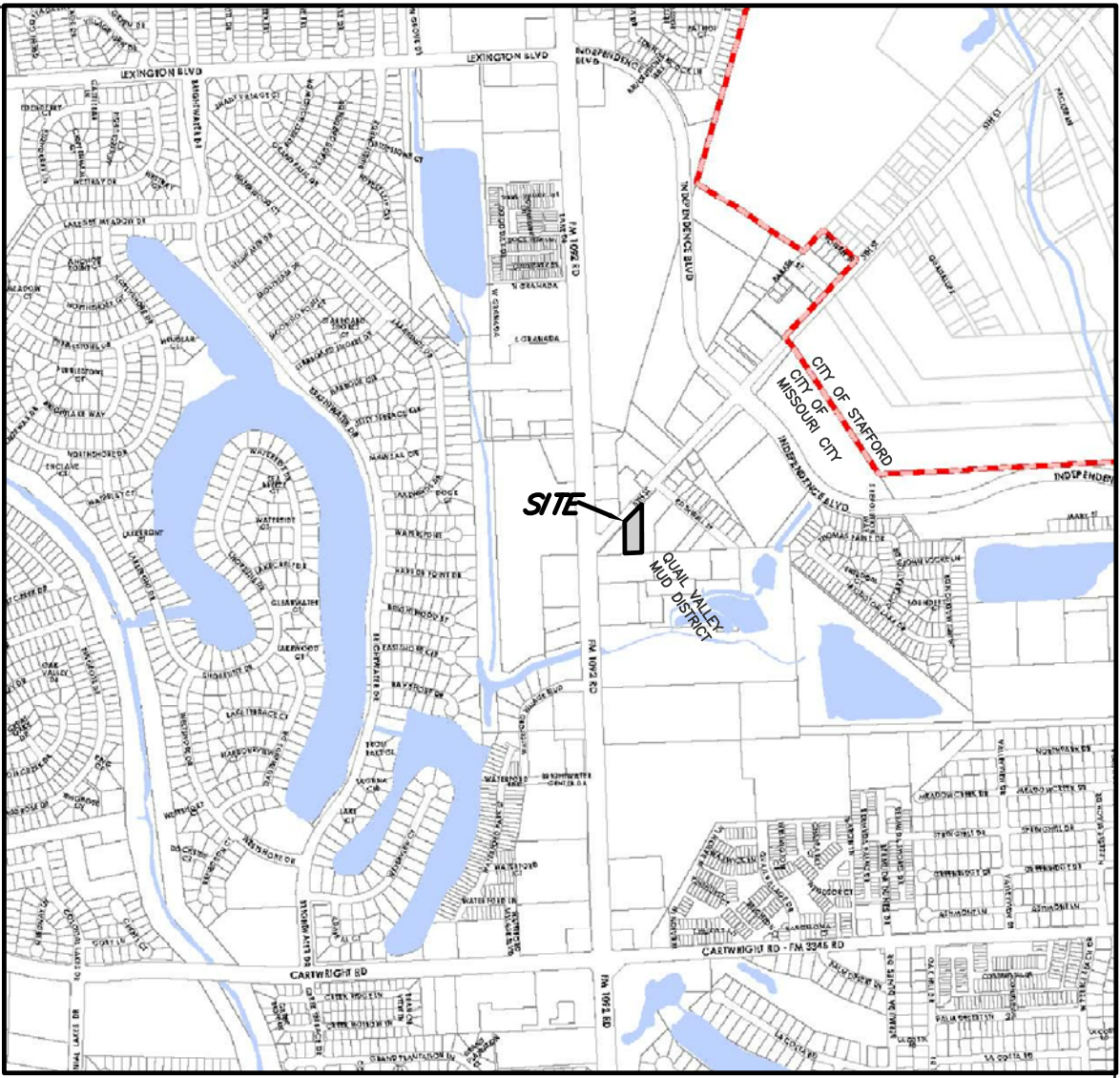
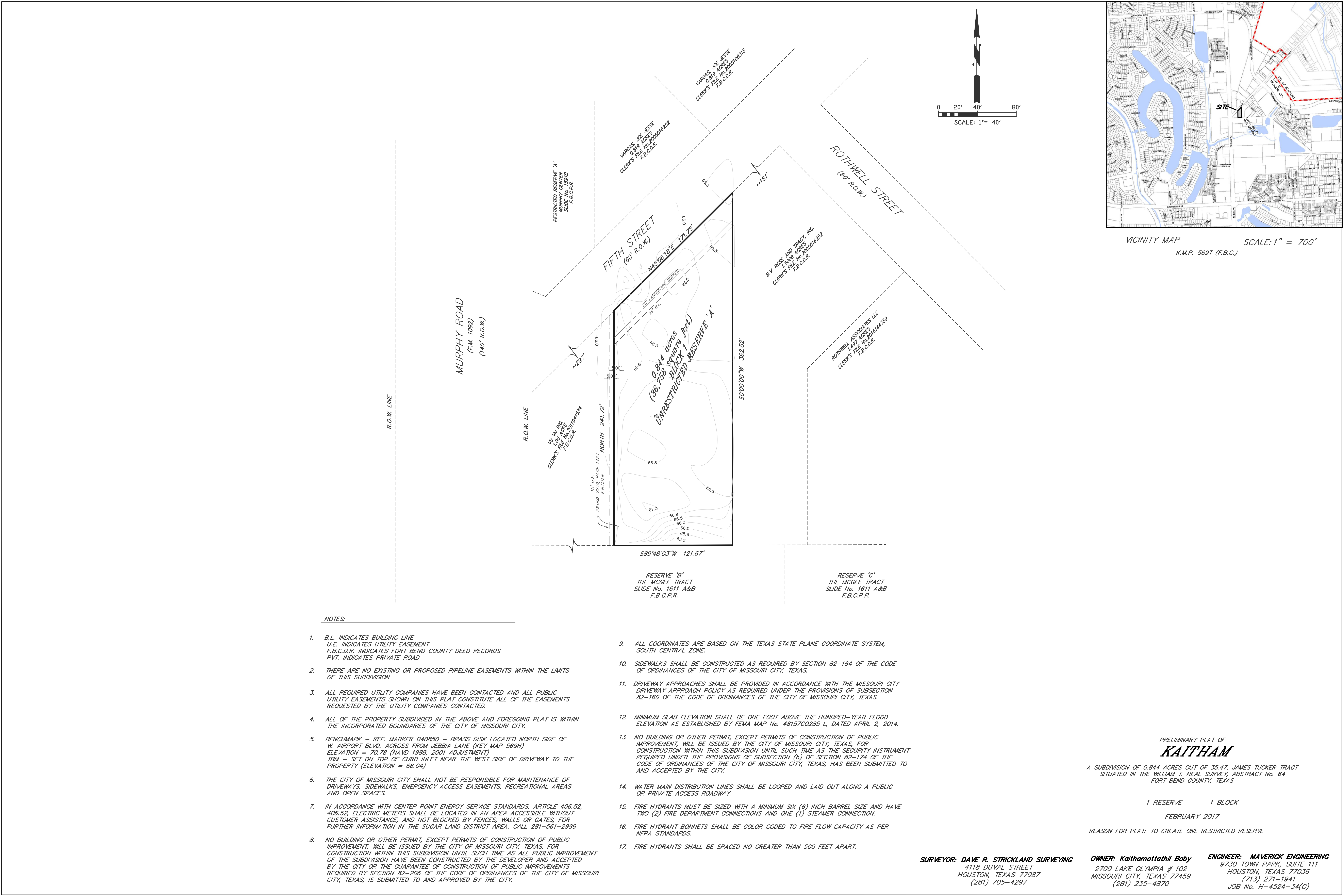
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
 - b. Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.

- c. The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. On plat note #12, please list the minimum slab elevation. The minimum slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances.

-----END OF REPORT-----



NOTES:

- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
P.V.T. INDICATES PRIVATE ROAD
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT CONSTITUTE ALL OF THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES CONTACTED.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY.
- BENCHMARK - REF. MARKER 040850 - BRASS DISK LOCATED NORTH SIDE OF W. AIRPORT BLVD. ACROSS FROM JEBBIA LANE (KEY MAP 569H)
ELEVATION = 70.78 (NAVD 1988, 2001 ADJUSTMENT)
TBM - SET ON TOP OF CURB INLET NEAR THE WEST SIDE OF DRIVEWAY TO THE PROPERTY (ELEVATION = 66.04)
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES.
- IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2999
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS OF CONSTRUCTION OF PUBLIC IMPROVEMENT, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENT OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- MINIMUM SLAB ELEVATION SHALL BE ONE FOOT ABOVE THE HUNDRED-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA MAP No. 48157C0285 L, DATED APRIL 2, 2014.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS OF CONSTRUCTION OF PUBLIC IMPROVEMENT, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS THE SECURITY INSTRUMENT REQUIRED UNDER THE PROVISIONS OF SUBSECTION (b) OF SECTION 82-174 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CITY.
- WATER MAIN DISTRIBUTION LINES SHALL BE LOOPED AND LAID OUT ALONG A PUBLIC OR PRIVATE ACCESS ROADWAY.
- FIRE HYDRANTS MUST BE SIZED WITH A MINIMUM SIX (6) INCH BARREL SIZE AND HAVE TWO (2) FIRE DEPARTMENT CONNECTIONS AND ONE (1) STEAMER CONNECTION.
- FIRE HYDRANT BONNETS SHALL BE COLOR CODED TO FIRE FLOW CAPACITY AS PER NFPA STANDARDS.
- FIRE HYDRANTS SHALL BE SPACED NO GREATER THAN 500 FEET APART.

PRELIMINARY PLAT OF
KAITHAM

A SUBDIVISION OF 0.844 ACRES OUT OF 35.47, JAMES TUCKER TRACT
SITUATED IN THE WILLIAM T. NEAL SURVEY, ABSTRACT No. 64
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

FEBRUARY 2017

REASON FOR PLAT: TO CREATE ONE RESTRICTED RESERVE

SURVEYOR: DAVE R. STRICKLAND SURVEYING
4118 DUVAL STREET
HOUSTON, TEXAS 77087
(281) 705-4297

OWNER: Kaithamattathil Baby
2700 LAKE OLYMPIA # 102
MISSOURI CITY, TEXAS 77036
(281) 235-4870

ENGINEER: MAVERICK ENGINEERING
9730 TOWN PARK, SUITE 111
HOUSTON, TEXAS 77036
(713) 271-1941
JOB No. H-4524-34(C)




**PLANNING AND ZONING COMMISSION
UPDATED STAFF REPORT**

AGENDA DATE: April 12, 2017

AGENDA ITEM SUBJECT: Final Plat of Sienna Village of Anderson Springs
Section 27A

AGENDA ITEM NUMBER: 6.B.

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Interim Assistant
Director, Development Services

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development
Services
Shashi K. Kumar, P.E., CFM, City Engineer/Public
Works Director

PERMIT NUMBER: 1700214

PROPERTY ID: 0086-00-000-5237-907

LOCATION: Sienna Springs Blvd

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject property is governed by the provisions of a Development Agreement (DA) between the City of Missouri City and Sienna/Johnson North L.P. as established by Ordinance No. O-16-18.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City.
 - b. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).
 - c. A final draft of restrictive covenants (if any) ready for filing must be provided in accordance with Section 3.C(7). The submitted deed restrictions are pertaining to Sienna Plantation as adopted in 2009. Please provide documentation to indicate that this proposed section will be subject to the same restrictions as amended.
 - d. The total number of **reserves** indicated in the title block and associated acreage do not match the total number of reserves found on the subject plat. **Please revise the title block accordingly.**
 - e. Please clarify the city limits boundary line and the location of rights-of-way including Sienna Parkway and Sienna Springs Way within the vicinity map.
 - f. Please revise the property ownership or identify by subdivision name, the areas adjacent to the subject plat, which are included within the conceptual plan boundaries for the subject plat.
 - g. Please clarify the front building line for Block 3, Lots 10 – 19; and Lots 20-38.
 - h. The Execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(8)(b).
 - i. The Lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(8)(c).
 - j. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
- b. The following comments remain unaddressed from the preliminary plat:
 - (1) Please identify existing sewers, water mains, culverts or other underground structures and other public utilities and buildings within the subdivision or within 200 feet with existing and proposed pipe sizes, grades and locations. **Existing utilities have not been included on the north side of the property. Specifically, the 30 foot drainage easement and sanitary sewer easement (Fort Bend County Clerk's File #2004029715). There appears to be potential conflicts with proposed utility placement that may or may not impact the location of proposed lines, and may or may not affect the location of proposed easements. Please address and revise accordingly.**
 - (2) Water line easement width between lots 22 and 23 (Sheet 2 of 3) does not comply with the public infrastructure design manual. **The requirement for an easement not adjacent to a right-of-way is 16 feet and not 15 feet. Please revise.**

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Please complete plat notes #4 and #33.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

-----END OF REPORT-----



APPLICATION FOR PLAT APPROVAL

Check One: ☐ **AMENDING** ☒ **FINAL** ☐ **LARGE ACREAGE TRACT**

Date of Application:

1.	Name of plat: SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 27A
2.	Name of preliminary plat that encompasses this plat (if applicable): SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 27A
3.	Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <div style="text-align: center;"> Single Family Residential Specific Use Permit </div> Other (Explain):
4.	Landowner's name (If company or corporation, list chief officer): SIENNA/JOHNSON NORTH LP - ALVIN SAN MIGUEL Mailing Address: 5777 SIENNA PARKWAY SUITE 100 MISSOURI CITY TEXAS 77459 Phone No.:(281) 778 7777 Fax No.:() - Email:
5.	Applicant's name (Engineer, Planner, Architect, Etc.): LJA ENGINEERING INC - VANESSA PIEDRA Mailing Address: 1904 WEST GRAND PARKWAY NORTH SUITE 100 KATY TEXAS 77449 Phone No.:(713) 953 5044 Fax No.:() - Email: VPIEDRA@LJAENGINEERING.COM
6.	Is plat located inside the City limits? (Circle One): YES NO
7.	Is plat located inside the City's ETJ? (Circle One): YES NO
8.	Total acreage: 20.325
9.	Number of sections: <u> 1 </u> Blocks: <u> 4 </u> Reserves: <u> 7 </u>
10.	Number of residential lots/dwelling units: 91
11.	Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i> Private Streets: _____ Public Streets: <u> 3.890 </u> Residential Lots: <u> 11.678 </u> Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u> RESERVES </u> (acres): <u> 4.757 </u>
12.	Average lot area: 5000'
13.	Typical lot area: 4500'
14.	Block Length: Average: <u> 1000' </u> Longest: <u> 1593' </u> Shortest: <u> 243' </u>
15.	Type of Streets (Circle One): Public Private Combination Public/Private
16.	Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
17.	Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
18.	Municipal Utility District: SEINNA PLANTATION MUD No. 10

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SIENNA/JOHNSON NORTH, L.P., ACTING BY AND THROUGH ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER, OF SIENNA/JOHNSON NORTH, L.P., OWNERS OF THE 20.325 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 27A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 27A, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, SIENNA/JOHNSON NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALVIN SAN MIGUEL, ITS VICE PRESIDENT/GENERAL MANAGER, THEREUNTO AUTHORIZED

THIS _____ DAY OF _____, 2017.

SIENNA/JOHNSON NORTH, L.P.

BY: _____
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER OF SIENNA/JOHNSON NORTH, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "LJA ENG" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 9).

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

I, OMAR NOE ESCOBAR, JR., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

OMAR NOE ESCOBAR, JR., P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 107281

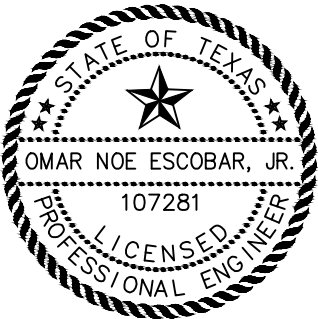
STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 27A, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2017.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN



NOTES:

1. BENCHMARK: BRASS DISC SET ON THE BULLET NOSE OF THE SOUTHERLY MEDIAN LOCATED AT THE INTERSECTION OF SIENNA SPRINGS BOULEVARD AND GREAT HORSE. SURVEY MARKER NO. PCM-003. ELEV. = 60.51 (NAV088 2001 ADJUSTMENT)

2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651

3. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.

4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY. FILE NO. _____ DATED _____, 2017 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

5. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT 10 AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.

6. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP). ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". NOTE 1, READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".

7. ALL EXISTING AND PROPOSED PIPELINES OF PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

8. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER IS GREATER.

9. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

10. THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL CHANCE FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 - ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS FOR LOTS 1-23 OF BLOCK 2, LOTS 1-15 OF BLOCK 3, AND LOTS 44-7 OF BLOCK 1 SHALL BE A MINIMUM OF 58.08 FEET ABOVE MEAN SEA LEVEL AND ALL OTHER LOTS SHALL BE A MINIMUM OF 57.50 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).

11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE MANUAL TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

12. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.

15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.

17. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.

18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

19. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVE WAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

20. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.

21. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

22. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.

23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

24. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

25. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.

26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.

27. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

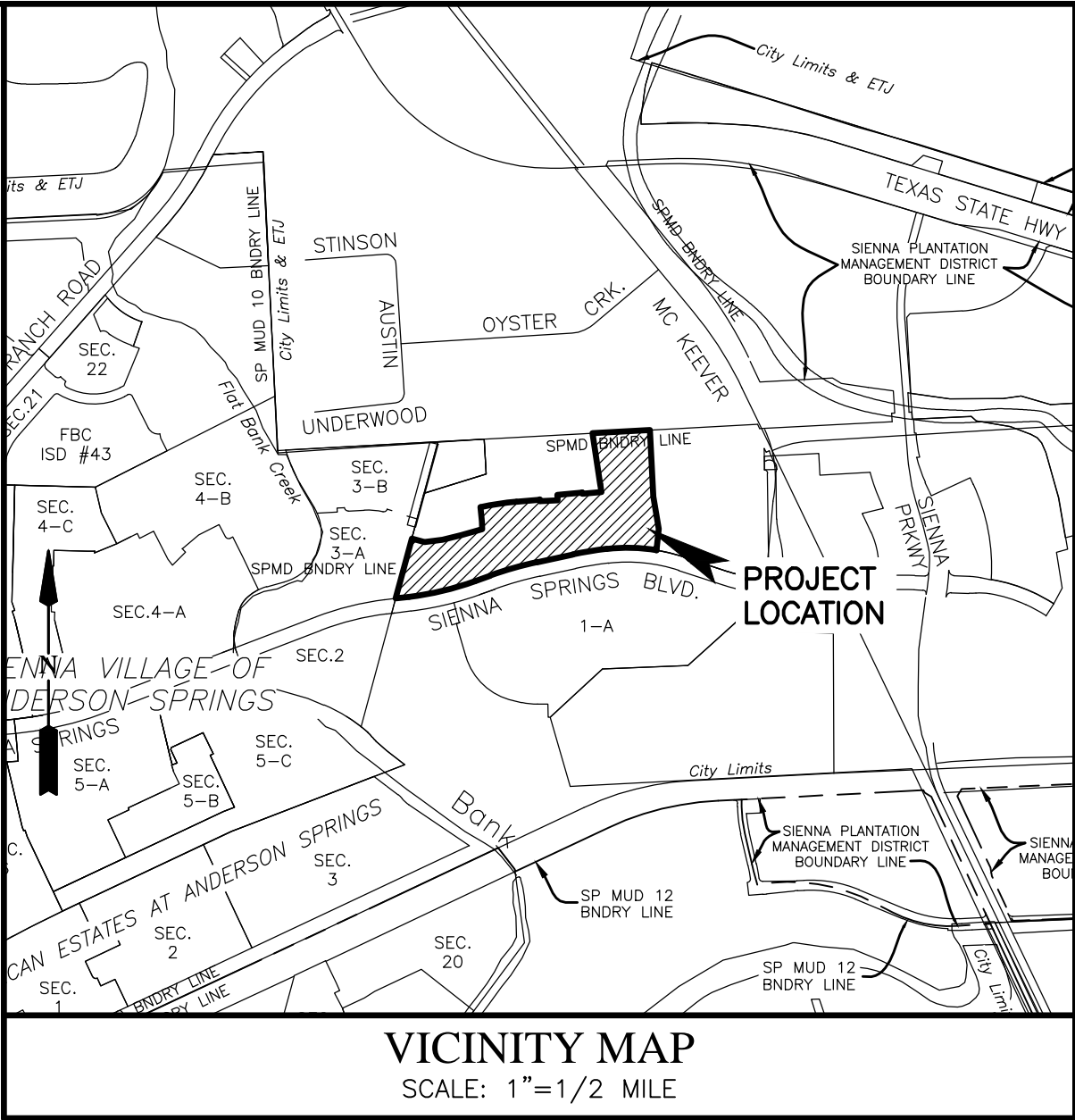
29. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.

30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).

31. DRIVEWAY LOCATION FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

32. THIS PLAT IS SUBORDINATED BY: ALYSSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

33. THIS PLAT LIES WITHIN LIGHTING ZONE ____.



VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 650-T

I, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2017.

RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2017 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 27A

A SUBDIVISION OF 20.325 ACRES OF LAND SITUATED IN THE
MOSES SHIPMAN LEAGUE, ABSTRACT 86, ALSO BEING A PARTIAL REPLAT OF H.C.C.S
CAMPUS SIENNA PLANTATION SECTION 1 20070119 F.B.C.O.P.R.
FORT BEND COUNTY, TEXAS.

91 LOTS 5 RESERVES (3.836 ACRES) 4 BLOCKS

MARCH 23, 2017 JOB NO. 1194-1227P

OWNER:

SIENNA/JOHNSON NORTH, L.P.

ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER

5777 SIENNA PARKWAY, SUITE 100, MISSOURI CITY, TEXAS 77459

PH. (281) 778-7777

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

T.B.P.L.S. Firm No. 10110501

OMAR NOE ESCOBAR, JR.
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 107281

SHEET 1 OF 3



SURVEYORS:

GBI PARTNERS, L.P.

LAND SURVEYING CONSULTANTS

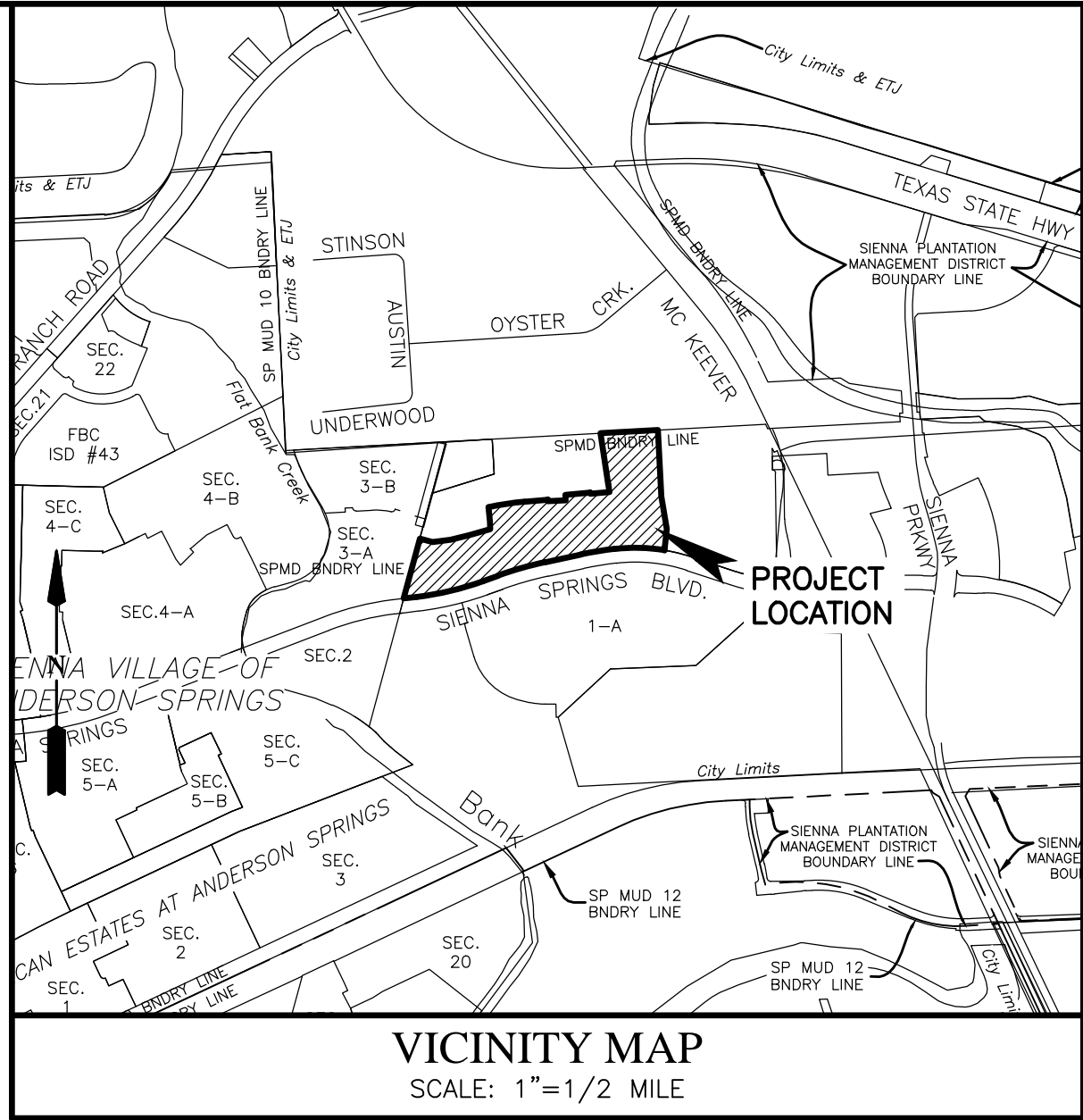
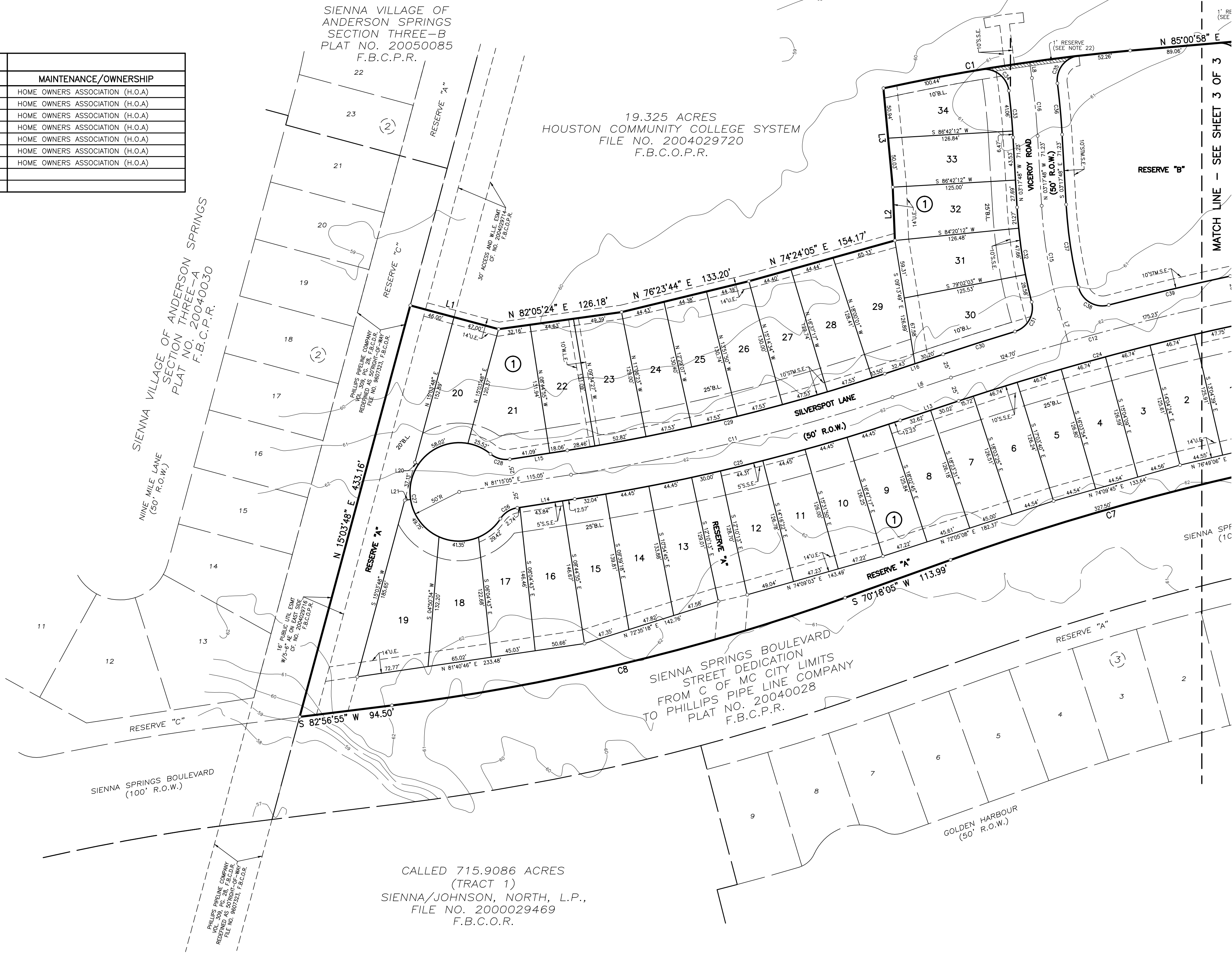
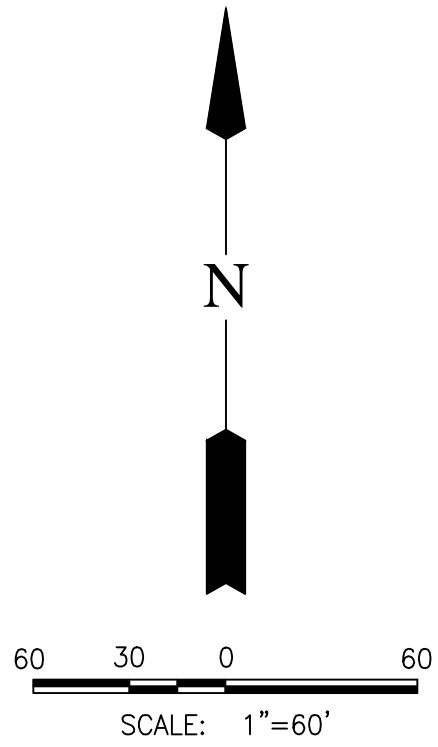
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489

PHONE: 281-499-4539 • www.gbisurvey.com

TBPLS FIRM # 10130300

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.257	54,755	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
B	1.054	45,891	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
C	0.105	4,567	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
D	1.012	44,088	RESTRICTED TO PIPELINE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
E	0.408	17,777	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
F	0.397	17,298	RESTRICTED TO ALLEY WAYS	HOME OWNERS ASSOCIATION (H.O.A)
G	0.524	22,835	RESTRICTED TO ALLEY WAYS	HOME OWNERS ASSOCIATION (H.O.A)
TOTAL	4.757	207,211		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°56'12" E	93.00'
L2	N 02°18'28" W	54.19'
L3	N 05°26'19" W	100.97'
L4	N 86°42'12" E	124.71'
L5	N 03°39'51" W	37.89'
L6	N 71°36'29" E	62.64'
L7	N 15°45'34" W	34.34'
L8	N 07°58'03" W	16.44'
L9	N 09°52'58" W	49.54'
L10	N 82°06'30" E	2.58'
L11	N 81°15'05" W	37.44'
L12	S 77°56'24" W	4.86'
L13	S 71°36'29" W	62.64'
L14	S 81°15'05" W	59.14'
L15	N 81°15'05" E	59.14'
L16	N 71°36'29" E	62.64'
L17	N 77°56'24" E	9.06'
L18	N 01°17'40" W	30.65'
L19	S 20°48'41" E	37.07'
L20	N 56°17'02" W	4.08'
L21	S 81°09'53" W	6.04'
L22	N 32°22'45" E	14.28'
L23	S 01°17'40" E	20.00'
L24	N 88°42'20" E	75.00'
L25	N 01°17'40" W	74.00'
L26	S 88°42'20" W	27.50'
L27	N 03°09'23" W	47.81'
L28	S 02°36'04" E	71.04'
L29	S 06°39'44" E	27.93'
L30	S 05°32'54" E	42.93'
L31	S 06°39'44" E	27.80'
L32	N 02°36'04" W	71.04'
L33	N 03°09'23" W	27.82'
L34	N 41°49'56" E	14.50'
L35	S 57°04'33" E	14.14'



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - RES. INDICATES RESERVE
 - U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT
 - G.E. INDICATES GAS EASEMENT

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1975.00'	7°22'07"	254.00'	253.82'	N 81°19'55" E
C2	1225.00'	0°31'04"	11.07'	11.07'	S 03°33'20" E
C3	1525.00'	0°16'03"	7.12'	7.12'	S 04°46'16" E
C4	1190.00'	2°39'28"	55.20'	55.19'	N 07°16'11" W
C5	1250.00'	16°05'27"	351.05'	349.89'	N 88°37'01" W
C6	2550.00'	5°23'52"	240.24'	240.15'	S 80°38'20" W
C7	2550.00'	7°38'19"	339.96'	339.71'	S 74°07'14" W
C8	2150.00'	12°38'50"	474.58'	473.62'	S 76°37'30" W
C9	800.00'	8°45'48"	122.36'	122.24'	S 07°40'42" E
C10	1200.00'	0°29'36"	10.33'	10.33'	N 03°32'36" W
C11	2000.00'	9°38'36"	336.62'	336.22'	N 76°25'47" E
C12	2714.00'	6°19'54"	299.93'	299.77'	S 74°46'26" W
C13	2725.00'	5°23'52"	256.72'	256.63'	S 80°38'20" W
C14	1425.00'	6°39'59"	165.80'	165.71'	S 86°40'15" W
C15	490.00'	12°27'46"	106.58'	106.37'	S 09°31'41" E
C16	725.00'	4°40'15"	59.10'	59.09'	N 05°37'56" W
C17	500.00'	6°35'10"	57.47'	57.44'	S 06°35'23" E
C18	1500.00'	1°36'29"	42.10'	42.10'	N 04°06'03" W
C19	3000.00'	6°35'50"	345.43'	345.24'	N 04°35'35" E
C20	30.00'	87°17'14"	45.70'	41.41'	N 34°00'59" E
C21	400.00'	6°19'06"	44.11'	44.09'	N 06°28'05" W
C22	400.00'	1°47'29"	12.51'	12.51'	N 04°12'17" W
C23	25.00'	86°57'35"	42.31'	37.44'	N 53°34'49" W
C24	2689.00'	6°19'54"	287.16'	297.01'	S 74°46'26" W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C25	2025.00'	9°38'36"	340.82'	340.42'	S 76°25'47" W
C26	25.00'	48°11'23"	21.03'	20.41'	S 57°09'24" W
C27	50.00'	276°22'46"	241.19'	66.67'	N 08°44'55" W
C28	25.00'	48°11'23"	21.03'	20.41'	S 74°39'13" E
C29	1975.00'	9°38'36"	332.41'	332.02'	N 76°25'47" E
C30	2739.00'	1°36'02"	76.51'	76.51'	N 72°24'30" E
C31	25.00'	87°21'13"	38.12'	34.53'	N 29°31'55" E
C32	515.00'	10°50'54"	97.51'	97.36'	N 08°43'15" W
C33	700.00'	3°53'23"	47.52'	47.51'	N 05°14'30" W
C34	25.00'	92°15'08"	40.25'	36.04'	N 53°18'45" W
C35	25.00'	90°47'15"	39.61'	35.60'	S 38°06'23" W
C36	750.00'	3°59'27"	52.24'	52.23'	S 05°17'31" E
C37	465.00'	10°28'57"	85.07'	84.95'	S 08°32'16" E
C38	25.00'	90°56'18"	39.68'	35.64'	S 59°14'54" E
C39	2739.00'	2°39'26"	127.03'	127.02'	N 76°36'41" E
C40	25.00'	86°39'18"	37.81'	34.31'	N 34°36'45" E
C41	825.00'	5°25'06"	78.02'	77.99'	N 06°00'21" W
C42	25.00'	91°41'14"	40.01'	35.87'	N 49°08'25" W
C43	775.00'	4°58'19"	67.25'	67.23'	S 05°46'57" E
C44	25.00'	93°47'30"	40.92'	36.51'	S 55°09'52" E
C45	2750.00'	1°08'42"	54.95'	54.95'	N 78°30'45" W
C46	25.00'	88°57'59"	38.82'	35.03'	N 34°36'06" E
C47	525.00'	6°35'05"	60.34'	60.30'	N 06°35'21" W
C48	1475.00'	1°36'29"	41.40'	41.40'	N 04°06'03" W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C49	1525.00'	1°36'29"	42.80'	42.80'	S 04°06'03" E
C50	475.00'	6°35'04"	54.59'	54.56'	S 06°35'20" E
C51	25.00'	88°58'09"	38.82'	35.04'	S 54°21'57" E
C52	2750.00'	2°11'17"	105.02'	105.02'	N 82°14'37" E
C53	1450.00'	4°40'48"	118.44'	118.41'	N 85°40'40" E
C54	25.00'	89°18'44"	38.97'	35.14'	N 43°21'42" E
C55	2975.00'	6°35'50"	342.55'	342.36'	N 04°35'35" W
C56	25.00'	45°29'23"	19.85'	19.33'	N 30°38'12" W
C57	50.00'	276°16'12"	241.09'	66.74'	N 84°45'12" E
C58	25.00'	50°46'49"	22.16'	21.44'	S 17°29'54" W
C59	3025.00'	6°35'50"	348.31'	348.12'	S 04°35'35" E
C60	30.00'	86°05'22"	45.08'	40.95'	S 44°20'21" E
C61	30.00'	88°59'01"	46.59'	42.05'	N 43°11'50" E
C62	25.00'	90°44'16"	39.59'	35.58'	N 46°39'48" W
C63	1400.00'	4°37'48"	113.13'	113.10'	S 17°29'54" W
C64	2700.00'	5°23'52"	254.37'	254.27'	S 80°38'20" W
C65	25.00'	96°48'36"	42.24'	37.39'	S 28°32'05" W
C66	400.00'	1°58'28"	13.55'	13.55'	S 19°50'27" E
C67	400.00'	6°14'03"	43.52'	43.50'	S 17°41'39" E
C68	30.00'	87°28'59"	45.81'	41.48'	S 58°19'07" E
C69	1010.00'	3°54'38"	68.94'	68.92'	N 03°15'00" W
C70	1200.00'	2°40'56"	56.17'	56.17'	N 03°51'51" W
C71	3010.00'	0°38'00"	33.27'	33.27'	N 02°50'23" W
C72	25.00'	89°57'47"	39.25'	35.34'	N 48°08'17" W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C73	25.00'	95°28'45"	41.66'	37.00'	S 39°08'27" W
C74	15.00'	89°50'14"	23.52'	21.18'	N 48°24'39" W
C75	15.00'	91°08'18"	23.86'	21.42'	S 41°06'05" W
C76	1210.00'	1°52'00"	39.42'	39.42'	S 03°32'04" E
C77	440.00'	4°03'40"	31.19'	31.18'	S 04°37'54" E
C78	460.00'	4°03'40"	32.60'	32.60'	N 04°37'54" W
C79	1190.00'	5°59'51"	124.56'	124.51'	N 05°36'00" W
C80	15.00'	101°06'50"	26.47'	23.17'	N 42°33'44" W
C81	25.00'	95°28'45"	41.66'	37.00'	S 39°08'27" W
C82	1210.00'	1°47'25"	37.81'	37.81'	S 07°42'13" E
C83	15.00'	86°31'16"	22.65'	20.56'	S 50°04'08" E
C84	15.00'	91°07'50"	23.86'	21.42'	N 41°06'19" E
C85	15.00'	88°53'57"	23.27'	21.01'	S 48°52'48" E
C86	15.00'	89°45'10"	23.50'	21.17'	N 41°47'39" E
C87	1220.00'	0°33'33"	11.91'	11.91'	N 02°48'09" W
C88	2990.00'	0°38'00"	33.05'	33.05'	N 02°50'23" W
C89	25.00'	89°57'47"	39.25'	35.34'	N 48°08'17" W
C90	15.00'	101°06'50"	26.47'	23.17'	S 36°19'23" W
C91	15.00'	90°00'00"	23.56'	21.21'	N 43°42'20" E
C92	990.00'	3°54'38"	67.57'	67.56'	N 03°15'00" W
C93	15.00'	88°07'28"	23.07'	20.86'	N 49°16'03" W
C94	15.00'	90°09'30"	23.60'	21.24'	S 41°35'29" W



SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS FIRM # 10130300

FINAL PLAT OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 27A

A SUBDIVISION OF 20.325 ACRES OF LAND SITUATED IN THE
MOSES SHIPMAN LEAGUE, ABSTRACT 86, ALSO BEING A PARTIAL REPLAT OF H.C.C.S
CAMPUS SIENNA PLANTATION SECTION 1 20070119 F.B.C.O.P.R.
FORT BEND COUNTY, TEXAS.

91 LOTS 5 RESERVES (3.836 ACRES) 4 BLOCKS
MARCH 23, 2017 JOB NO. 1194-1227P

OWNER:

SIENNA/JOHNSON NORTH, L.P.

ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER
5777 SIENNA PARKWAY, SUITE 100, MISSOURI CITY, TEXAS 77459
PH. (281) 778-7777

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive Suite 600
Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

OMAR NOE ESCOBAR, JR.
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 107281

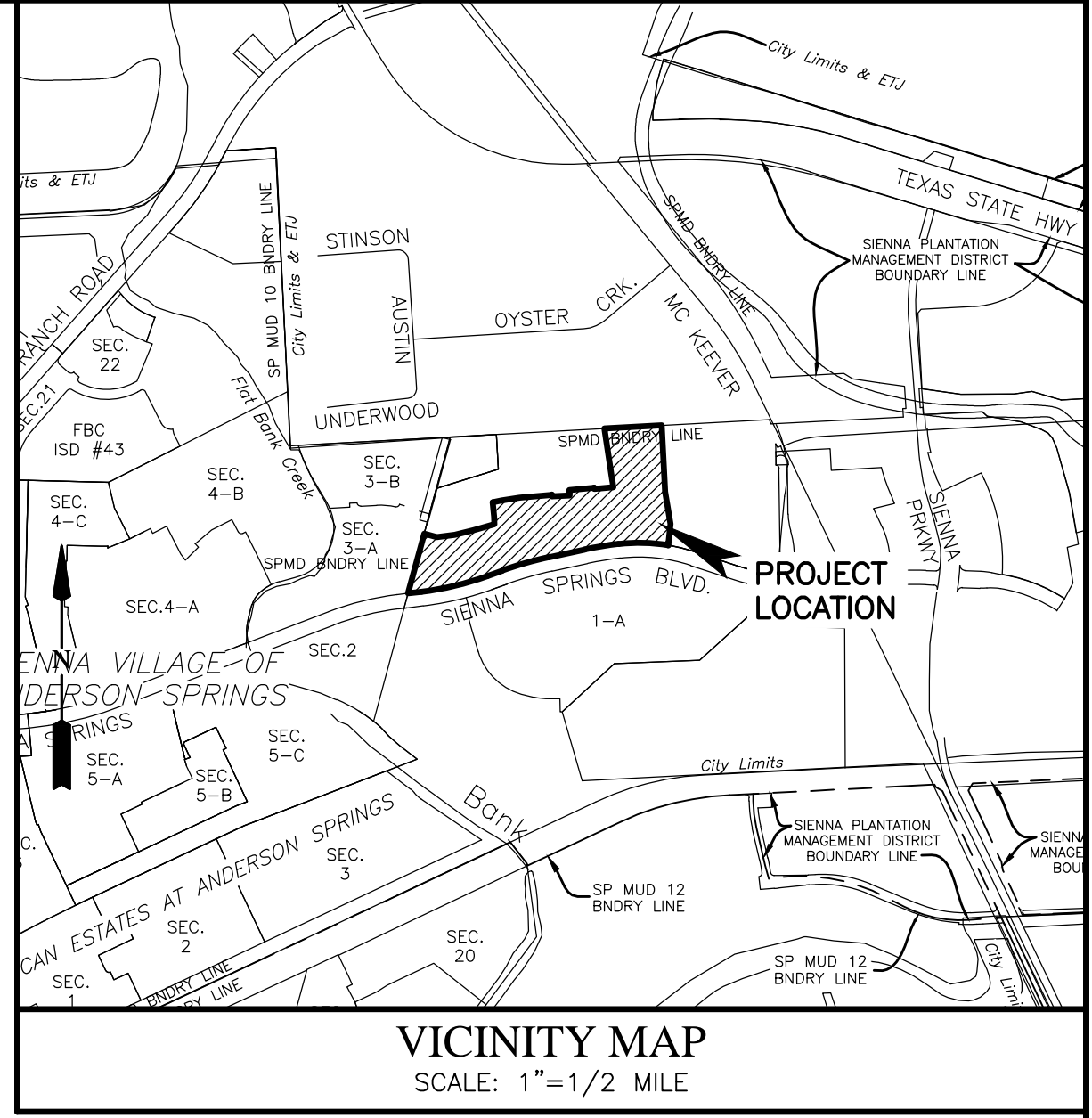
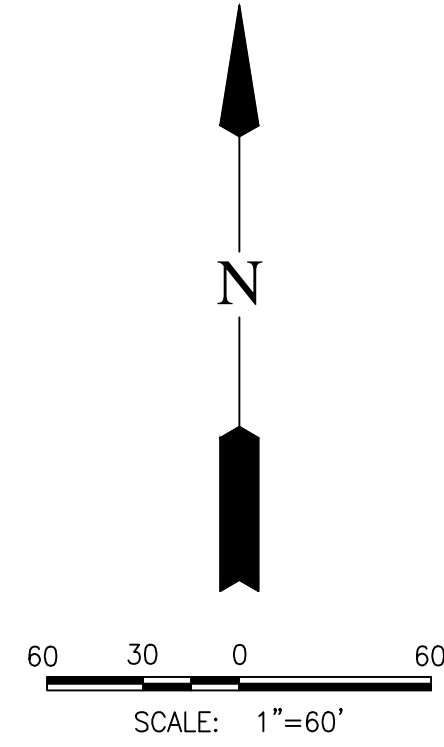
CALLLED 6.9914 ACRES
DIADAM FARMS, L.L.C.
FILE NO. 2001004980
F.B.C.O.P.R.

CALLLED 2.914 ACRES
MANOHAR RAO AND SHAILAJA P.RAO
FILE NO. 1999096264
F.B.C.O.P.R.

CALLLED 6.1388 ACRES
CONSUELO QUINTERO
VOL. 1989 PG. 1587
F.B.C.O.P.R.

CALLLED 1.500 ACRES
JAMES R. SEYMOUR, et ux
VOL. 2143 PG. 1587
F.B.C.O.P.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3,100,392.96
Y= 634,817.40



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP NO. 650-T

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.257	54,755	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
B	1.054	45,891	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
C	0.105	4,567	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
D	1.012	44,088	RESTRICTED TO PIPELINE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
E	0.408	17,777	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (H.O.A)
F	0.397	17,298	RESTRICTED TO ALLEY WAYS	HOME OWNERS ASSOCIATION (H.O.A)
G	0.524	22,835	RESTRICTED TO ALLEY WAYS	HOME OWNERS ASSOCIATION (H.O.A)
TOTAL	4.757	207,211		

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- RES. INDICATES RESERVE
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT
- G.E. INDICATES GAS EASEMENT

FINAL PLAT OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION 27A

A SUBDIVISION OF 20.325 ACRES OF LAND SITUATED IN THE
MOSES SHIPMAN LEAGUE, ABSTRACT 86, ALSO BEING A PARTIAL REPLAT OF H.C.C.S
CAMPUS SIENNA PLANTATION SECTION 1 20070119 F.B.C.O.P.R.
FORT BEND COUNTY, TEXAS.

91 LOTS 5 RESERVES (3.836 ACRES) 4 BLOCKS
MARCH 23, 2017 JOB NO. 1194-1227P

OWNER:

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TBPLS FIRM # 10130300

SURVEYORS:

SIENNA VILLAGE OF ANDERSON SPRINGS
SECTION ONE-A
PLAT NO. 20040029
F.B.C.P.R.

GENERAL NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; A.E. INDICATES AERIAL EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY PLAT RECORDS; L. & S.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
2. BENCHMARK: M 1214 - 4" LONG 5/8" COPPER ROD W/ DISK (STAMPED "M 1214 1973) INSIDE OF A 5" PIPE ; LOCATED ON THE WEST SIDE OF MCKEEVER ROAD NORTH OF TRAMMEL FRESNO. ELEV. = 65.09' NAVD 88
3. THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT.
4. THIS PLAT LIES WITHIN SIENNA PLANTATION MUNIOPAL UTILITY DISTRICT No. 8 AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
5. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
6. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999868.
7. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
8. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
9. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTIONS 82-164 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY. SIDEWALKS/TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE PRIOR TO ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY FORT BEND COUNTY INTO THE ONE-YEAR MAINTENANCE PERIOD. BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
11. METER LOCATION: IN ACCORDANCE WITH HOUSTON CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
12. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTIONS 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
13. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY PARTNERS TITLE COMPANY, G.F. No. 022019184, EFFECTIVE DATE: JANUARY 25, 2007, AND G.F. No. 2715000135A, EFFECTIVE DATE: JANUARY 25, 2007. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
14. FIVE EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAPS STAMPED "WEISSER ENG., HOUSTON, TX" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
15. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION, PLEASE CONTACT STENERG AT (281) 778-6250.
16. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS; THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES; AND THE FEE TITLE THERE TO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIONS, OR SUCCESSORS.
17. THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE THE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY, 3, 1997, AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
18. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL No. 48157-02070 J, DATED JANUARY 3, 1997, THIS PROPERTY IS LOCATED WITHIN ZONE "X" OUTSIDE THE 100 YEAR FLOOD ZONE.
19. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 66.50' FEET ABOVE MEAN SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE NATURAL GROUND.
20. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES. THE OWNER, HOUSTON COMMUNITY COLLEGE SYSTEM, OR ASSIGNS SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND RESERVES.
21. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF THIRTY (30) FEET FROM ANY PIPELINE, DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OR OPEN SPACES.
22. ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
23. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
24. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
25. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE No. 3.
26. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF C.O.M.C. CODE OF ORDINANCES.
27. ALL OF THE PROPERTY SUBDIVIDED IN ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
28. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
29. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE 2003 INTERNATIONAL FIRE CODE.
30. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE 2003 INTERNATIONAL FIRE CODE (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE 2003 INTERNATIONAL FIRE CODE.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HOUSTON COMMUNITY COLLEGE SYSTEMS, ACTING BY AND THROUGH GLORIA WALKER, VICE CHANCELLOR FOR FINANCE AND ADMINISTRATION, HEREBY REFERRED TO AS OWNERS OF THE 44.824-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF H.C.C.S. CAMPUS, SIENNA PLANTATION, SECTION 1, DO HEREBY WAIVE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND DO HEREBY BIND ITSELF, ITS HEIRS, AND ASSIGNS, BY WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FOOT (14'-0") PERIMETER GROUND EASEMENTS OR FIVE FEET SIX INCHES (5'-6") FOR SIXTEEN FOOT (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FOOT (10'-0") BACK TO BACK GROUND EASEMENTS OR EIGHT FEET (8'-0") FOR FOURTEEN FOOT (14'-0") BACK TO BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FOOT (16'-0") BACK TO BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD, OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20'-0") WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENTS, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

IN TESTIMONY WHEREOF, HOUSTON COMMUNITY COLLEGE SYSTEMS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GLORIA WALKER, ITS VICE-PRESIDENT OF FINANCE AND ADMINISTRATION THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, CAROLYNNE DUDLEY AND ITS COMMON SEAL HEREBY AFFIXED THIS 18 DAY OF May, 2007.

HOUSTON COMMUNITY COLLEGE SYSTEM
BY: Gloria Walker
GLORIA WALKER, VICE-PRESIDENT FOR FINANCE AND ADMINISTRATION
ATTEST: Carolynne Dudley
CAROLYNNE DUDLEY, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLORIA WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF May, 2007.

Carmen Mondrago
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: 10/21/2009

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CAROLYNNE DUDLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF May, 2007.

Carmen Mondrago
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: 10/21/2009

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CAROLYNNE DUDLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF May, 2007.

Carmen Mondrago
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: 10/21/2009

I, WALTER P. SASS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') (SEE NOTE 17), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 4410

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF H.C.C.S. CAMPUS SIENNA PLANTATION, SECTION 1, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 18 DAY OF May, 2007.

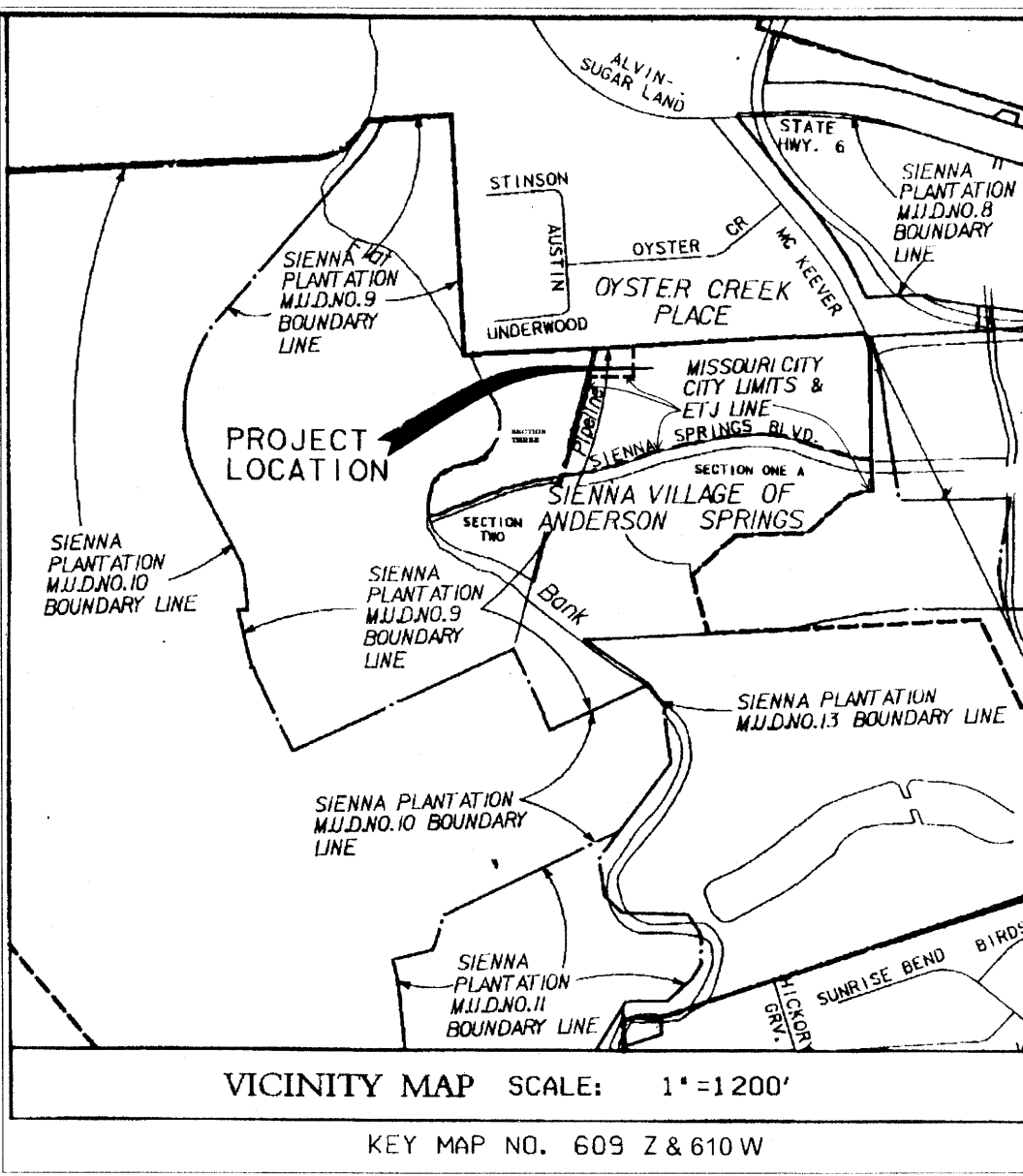
BY: Ron Lee
RON LEE
CHAIRMAN
BY: Sonya Brown-Marshall
SONYA BROWN-MARSHALL
VICE-CHAIRMAN

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON May 25, 2007, AT 12:4 O'CLOCK P.M. IN PLAT No. 20070119 OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Dianne Wilson
DIANNE WILSON
CLERK OF THE COUNTY COURT
FORT BEND COUNTY, TEXAS
BY: Chelsea Chandler
DEPUTY
CHELSEA CHANDLER

I, TARRANT B. BOYD II, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY, TEXAS, TO THE BEST OF MY KNOWLEDGE.

TARRANT B. BOYD II
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION No. 41377



PLAT ATTAC#2007063775
9 PGS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Dianne Wilson
2007 May 25 12:41 PM
CDC \$208.00
20070119

Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS

FINAL PLAT H.C.C.S. CAMPUS SIENNA PLANTATION SECTION 1

A SUBDIVISION OF 44.824 ACRES (1,952,526 SQ. FT.) SITUATED IN THE MOSES SHIPMAN LEAGUE, A-86, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, BEING ALL OF THE HOUSTON COMMUNITY COLLEGE 19.324 ACRES, RECORDED IN FILE No. 2004029720, AND PART OF THE HOUSTON COMMUNITY COLLEGE SYSTEM 30.000 ACRES, RECORDED IN FILE No. 2002123367, BOTH OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS

0 LOT(S) 1 RESERVE(S) 1 BLOCK(S)

DATE: MAY 2007 WEISSER JOB No. GS751

SURVEYOR:

WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 -- 7300

WALTER P. SASS
REGISTERED PROFESSIONAL LAND SURVEYOR
Texas Registration No. 4410

OWNER:

Houston Community College System
Gloria Walker, Vice Chancellor
3100 MAIN
HOUSTON, TEXAS 77002 (713)718-2339

SHEET 1 OF 2

DRAWING NUMBER

H.C.C.S. CAMPUS SIENNA PLANTATION SEC.1
PAGE 1 OF 2

3ER

DRAWING




**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: April 12, 2017

AGENDA ITEM SUBJECT: Fort Bend County Water Control & Improvement District No. 2 Water Plant No. 6 – SUP, Specific Use Permit

AGENDA ITEM NUMBER: 7.A.

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Interim Assistant Director, Development Services

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services

PERMIT NUMBER: 1701029

PROPERTY ID: 0118-00-000-0110-907

LOCATION: The subject site is located along Scanlin Road, north of the Quail Green West and Hunters Green residential subdivisions; south and east of the City of Stafford/Missouri City, city limits; and west of the Parkway Trails residential subdivision.

RECOMMENDED ACTION:

The proposal complies with the provisions of the Comprehensive Plan and the policies contained in the Future Land Use Plan. Such policies recommend development of the tract as Single-family residential consistent with the Auto Oriented Character District. The proposal is not a recommended change to the Future Land Use Plan.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **positive recommendation** for consideration and adoption thereof.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, May 1, 2017

Revised submittals due prior to April 19, 2017. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on April 19, 2017, which is prior to the deadline for submittals to the City Council for their May 1, 2017, meeting.

SUMMARY:

To facilitate the provision of utility services within the area, Fort Bend County Water Control & Improvement District No. 2 seeks to locate a public groundwater plant (development utilities). For this purpose, the utility district is under contract to purchase the subject property from the Stafford Municipal School District. The subject property is a portion of an approximate 16.44 acre tract which the utility district would purchase. At this time, the utility district only seeks to construct on the portion of the property subject to this zoning application.

The utility district is seeking to rezone the property consistent with the City's zoning ordinance. The utility district is a political subdivision of the state of Texas.

Requested Deviations: Not applicable as this application is a Zoning Map Amendment.

GENERAL SITE INFORMATION:

A. Legal Description:

The subject site can be described as being an approximate 5.282 acre tract of land situated in the B.B.B. and C. Railroad Company Survey Section 9, A-118 in Fort Bend County, Texas, being out of a called 17.071 acre tract of land conveyed to Stafford Municipal School District by Special Warranty Deed recorded in Clerk's File No. 2000071641 of the Fort Bend County Official Public Records of Real Property.

B. Size: 5.282 acres

C. Existing Land Use and Zoning Designation: Unimproved/R-5,
Townhouse residential

D. Surrounding Land Uses and Zoning Designations:

North: City of Stafford

South: Scanlin Road

East: Unimproved land – remaining portion of land under contract for purchase by the utility district / R-4, Patio-cluster residential

West: Stafford Municipal School District

E. Zoning History:

08-03-1959: Subject site annexed by the City of Missouri City (Ordinance No. 39).

01-19-1981: Subject site zoned R-5, Townhouse residential (Ordinance O-81-01).

ANALYSIS OF SUBJECT SITE:

A. Development Potential

As provided in the summary, Fort Bend County Water Control & Improvement District No. 2 seeks to facilitate the provision of utilities within this area by locating a public groundwater plan (development utilities) on the subject property.

Conformance with the Comprehensive Plan: The proposed amendment is in conformance with the following portions of the 2009 Comprehensive Plan:

- Goal 3.2: Orderly growth of the community and efficient expansion of the City's infrastructure and public service capacities to support desired growth.

Conformance with the Land Use Plan: The Future Land Use Map identifies the subject tract as Single family residential consistent with the Auto-Oriented Character. The Auto-Oriented Character is defined as:

Auto-Oriented Character (Single-Residential, Multi-Family Residential, and Commercial). This designation typically covers most areas identified for commercial use, where accommodation of automobile access, circulation and parking drives the placement of buildings and overall site design. In residential areas, an Auto Oriented character is evident where driveways and garages are the most prominent feature along neighborhood streets. In such areas, homes are relatively close together and individual lots have less extensive yard and landscape areas compared to the more open, green feel of a Suburban neighborhood. This development form often provides for areas of more affordable housing within the community. A reduction in lot size may be allowed in exchange for a higher percentage of open space on the overall site (which could also satisfy drainage and parkland dedication requirements). Other moderate density housing types could be allowed provided there are buffering requirements and design standards to ensure compatibility and quality outcomes.

Many attached housing developments (e.g., townhouses, apartments, condominiums) also take on an Auto-Oriented character unless design standards and landscaping requirements are sufficient to move the overall site design toward a Suburban character (or such housing types can be encouraged within Urban character areas).

Staff Recommendation: Approve the SUP to allow for development utilities. The utility district has worked in collaboration with the City and other public and private entities to secure an adequate location for the continued provision of service within this area. The utility continues to take steps to ensure that such development is consistent with the City's zoning requirements and to reduce any negative impacts of design, noise, odor, etc. on nearby residences. The positioning of the plant would be to the most westerly portion of the land under contract and would be buffer along its northern boundary by the Cangelosi Ditch.

The site should be enclosed by fencing to completely screen from adjoining uses. Such fencing should be consistent with community fencing that would be approved for the nearest residential subdivision.

- B. Development Schedule.** The applicant has advised the development phase is not planned to be beyond the five-year period required by Section 15.

-----END OF REPORT-----



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR:

Check One:

- ☒ **SPECIFIC USE PERMIT**
☐ **SPECIFIC USE PERMIT AMENDMENT**
☐ **PLANNED DEVELOPMENT DISTRICT**
☐ **PLANNED DEVELOPMENT DISTRICT AMENDMENT**

**SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL**

Date of Application:

1. Project Name:	FT. BEND WCID NO. 2 WATER PLANT NO. 6
2. Address/Location of Property:	SCANLIN RD. MISSOURI CITY, TX 77489
3. Applicant's Name:	JANE CARTER
Mailing Address:	8712 NEW TRAILS DRIVE, SUITE 200
Phone No. (281)	363 4039
Email:	SWINTER@JANECARTER.COM
4. Status of Applicant:	Owner <u>Agent</u> Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5. Property Owner:	STAFFORD MUNICIPAL SCHOOL DISTRICT
Mailing Address:	1625 STAFFORDSHIRE ROAD, STAFFORD TX 77477
Phone No. (281)	261 9200
Email:	BUSINESS@STAFFORDMSD.ORG
6. Existing Zoning District:	R-5
7. Total Acreage:	5.28 ACRES
8. Proposed Development and Reasons for Application:	WATER PLANT
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):	5.28 ACRES OUT OF THE BBB & C. R.R. CO SURVEY, A.118 FT. BEND CO. TEXAS.
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	R247448
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <u>NO</u> (If yes, submit with application.)
12. Does this application include an Architectural Design Review: (Circle One):	YES <u>NO</u> (If yes, see page 8, Exhibit C for materials required to be submitted.)
FILING FEE: \$1,200.00	

Hand deliver completed application form with the filing fee and required information to:

**Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489**

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

STAN WINTER, AICP
Print Name of Applicant

Signature of Applicant

Print Name of Property Owner

See Section 4 C of the Purchase Agreement
Signature of Property Owner, Agent or Attorney



City of Stafford

Parkway Trails

Subject Site

City of Missouri City
City Hall Campus

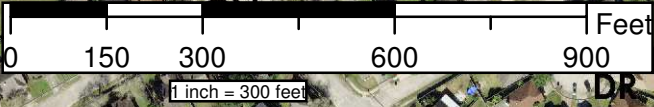
City of Stafford

Quail Green West

Hunters Green

Legend

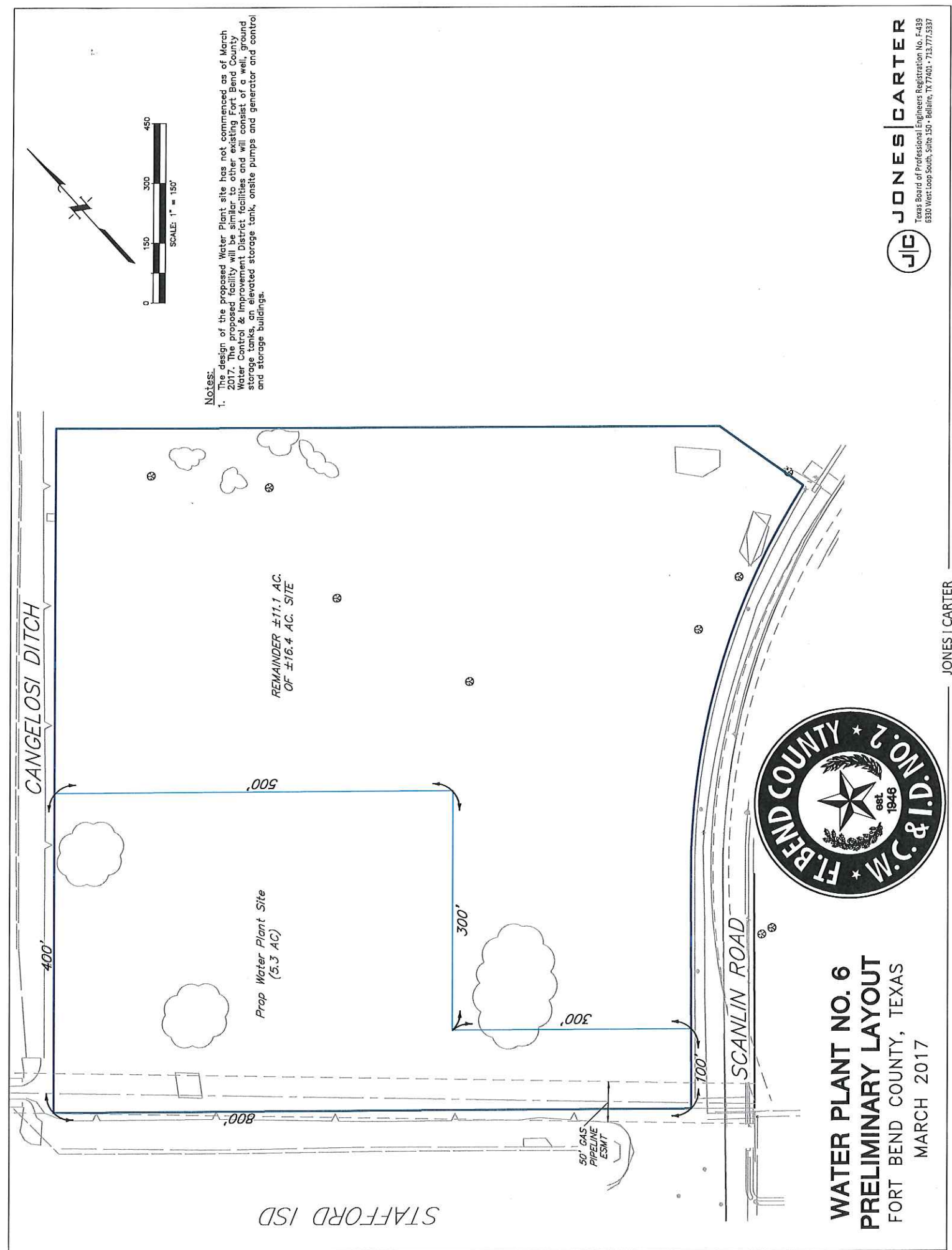
City Limits Line



**Specific Use Permit
Current Conditions – Site Pictures**

FB WCID #2 Water Plant No. 6





Notes:

1. The design of the proposed Water Plant site has not commenced as of March 2017. The proposed facility will be similar to other existing Fort Bend County Water Control & Improvement District facilities and will consist of a well, ground storage tanks, an elevated storage tank, onsite pumps and generator and control and storage buildings.

**WATER PLANT NO. 6
PRELIMINARY LAYOUT**
FORT BEND COUNTY, TEXAS
MARCH 2017



JONES | CARTER

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO ZONING**

DATE OF NOTICE: MARCH 31, 2017

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, April 12, 2017, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Stan Winter, Jones | Carter on behalf of Fort Bend W.C. & I.D. No. 2 for a SUP, Specific Use Permit to allow for the location of a public groundwater plant (development utilities); and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located along Scanlin Road, north of the Quail Green West and Hunters Green residential subdivisions; south and east of the City of Stafford/Missouri City, city limits; and west of the Parkway Trails residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 5.282 acre tract of land situated in the B.B.B. and C. Railroad Company Survey Section 9, A-118 in Fort Bend County, Texas, being out of a called 17.071 acre tract of land conveyed to Stafford Municipal School District by Special Warranty Deed recorded in Clerk's File No. 2000071641 of the Fort Bend County Official Public Records of Real Property.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

March 31, 2017

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, April 12, 2017
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Stan Winter, Jones | Carter on behalf of Fort Bend W.C. & I.D. No. 2 for a SUP, Specific Use Permit to allow for the location of a public groundwater plant (development utilities); and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

Dear City Representatives:

____ I/We protest this proposed rezoning because_____

_____.

____ I/We support this proposed rezoning because_____

_____.

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name

Signature

